

LEGAL DESCRIPTION

PARCEL 13, AS DEFINED BY THE COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANSHEET - DEL CAMINO INTERCHANGE, PROJECT NO. IR-M(CX) 025-3(110), SOUTHEAST OF THE INTERSECTION OF COLORADO STATE HIGHWAY 119 AND INTERSTATE 25, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED "PLS 24307", WHENCE THE NORTHWEST CORNER OF SAID SECTION 11, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED "PLS 24307", BEARS S 89°50'59" W, A DISTANCE OF 1286.43 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION; THENCE S 89°50'59" W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 235.82 FEET; THENCE S 00°09'01" E, A DISTANCE OF 565.09 FEET TO A POINT ON A CURVE ON THE WESTERLY RIGHT OF WAY OF THE EAST INTERSTATE 25 FRONTAGE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°29'02", A RADIUS OF 756.18 FEET, AN ARC LENGTH OF 257.14 FEET, AND A CHORD THAT BEARS S 29°42'04" W, A DISTANCE OF 255.91 FEET; THENCE S 39°29'04" W, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 638.62 FEET; THENCE N 72°39'13" W, A DISTANCE OF 144.25 FEET TO THE EASTERLY RIGHT OF WAY OF SAID INTERSTATE 25; THENCE N 11°10'38" E, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 343.34 FEET; THENCE N 19°27'47" E, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 350.94 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE INTERSTATE 25 AND SAID HIGHWAY 119 PARK AND RIDE; THENCE N 89°28'34" E, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 487.10 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 247,330 SQUARE FEET OR 5.678 ACRES, MORE OR LESS.

OVERALL FINAL DEVELOPMENT PLAN

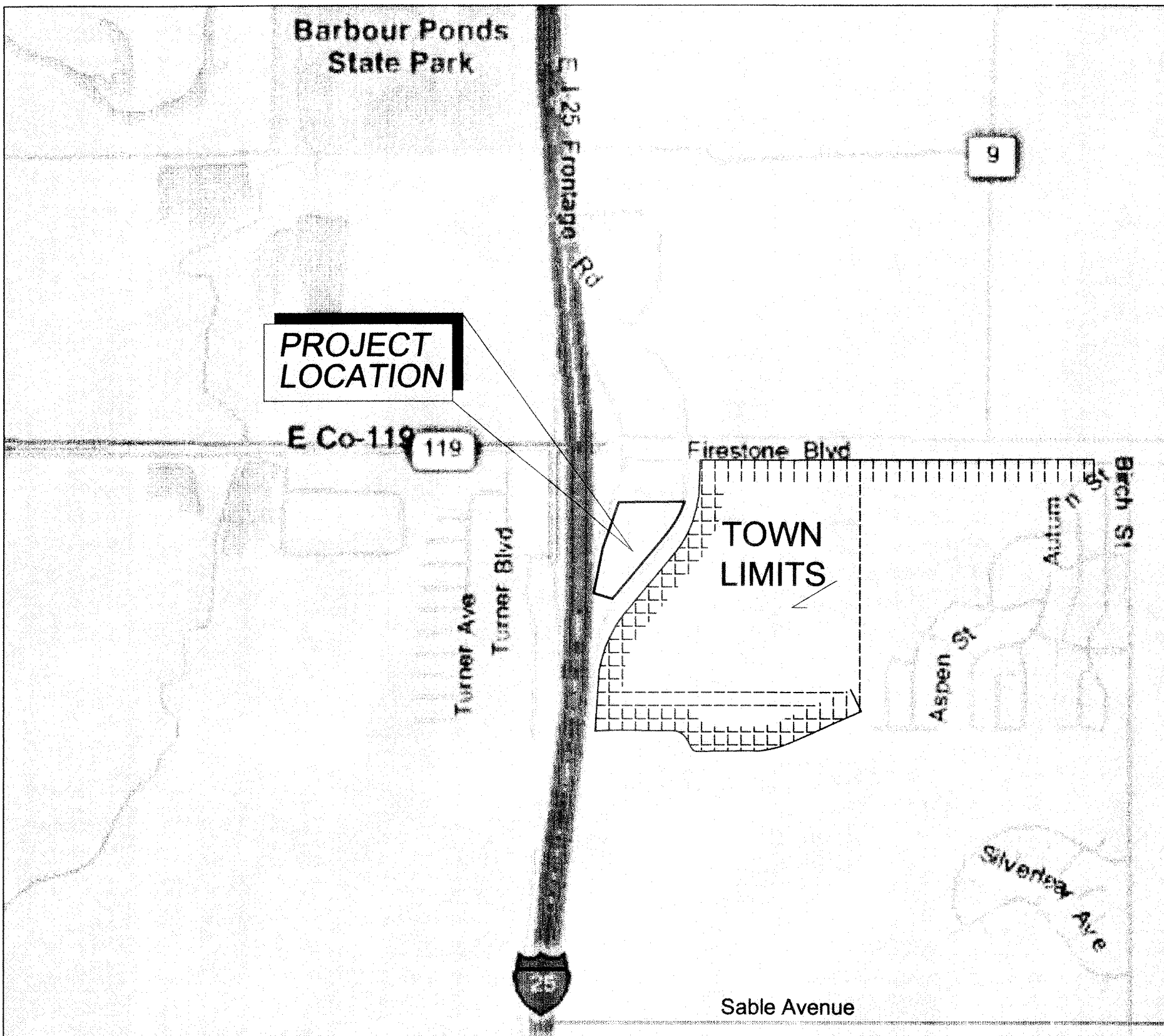
LAMBERTSON PROPERTY

TOWN OF FIRESTONE

WELD COUNTY

STATE OF COLORADO

SHEET 1 OF 6



VICINITY MAP
N.T.S.

APPROVAL

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, THIS

14th DAY OF June, 2007 BY RESOLUTION NO. 07-03
MAYOR ATTEST: TOWN CLERK

ACCEPTANCE

BY SIGNING THIS OFDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN

OWNER: THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY
BY: THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

BY: MICHAEL STAENBERG, MANAGER

Missouri
STATE OF COLORADO
St. Louis
COUNTY OF WELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF July, 2007, BY MICHAEL STAENBERG, AS MANAGER OF THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, MANAGER OF THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
9/29/07
MY COMMISSION EXPIRES

SHEET INDEX

OFDP01	COVER SHEET
OFDP02	NARRATIVE SHEET
OFDP03	DEVELOPMENT PLAN
OFDP04	SITE PLAN
OFDP05-06	UTILITY PLAN & GRADING PLAN

PROJECT TEAM

DEVELOPER / OWNER

THF Firestone Development, LLC
600 Grant Street, Suite 610
Denver, CO 80203
Phone: 303.831.9300
Contact: Karen Blumenstein

ENGINEER

V3 Companies of Colorado, Ltd.
2399 Blake Street, Suite 130
Denver, CO 80205
Phone: 303.989.8588
Contact: Claire Koran, PE

ARCHITECT

MCG Architecture
10333 East Dry Creek Road, Suite 270
Englewood, Co 80112
Phone: 720.529.8768
Contact: David Goode

TRAFFIC ENGINEER

Fox Higgins
P.O. Box 19768
Boulder, CO 80308
Phone: 303.652.3571
Contact: Steve Tuttle

GEOTECHNICAL ENGINEER

Midwest Testing
3377 Hollenderg Drive
Bridgeton, Missouri 103044
Phone: 314.739.2727
Contact: Dan Greenwood

ENVIRONMENTAL ENGINEER

Midwest Testing
3377 Hollenderg Drive
Bridgeton, Missouri 103044
Phone: 314.739.2727
Contact: Andy McCord

FIRESTONE INFORMATION BLOCK

COVER SHEET

Name of Submittal: Lambertson Property
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: 05-16-07
Revision Date: 07-11-07
Revision Date:
Revision Date:
Revision Date:

Sheet 1 of 6

COVER SHEET

LAMBERTSON PROPERTY

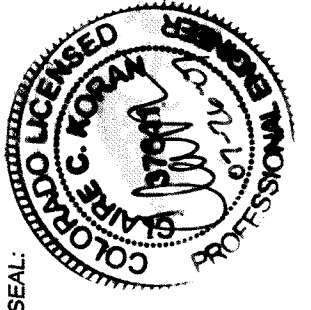
TOWN OF FIRESTONE

DRAWING NO.

OFDP01

REVISIONS

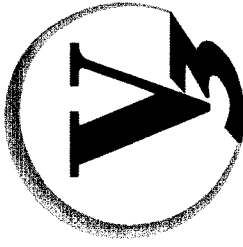
NO	DATE	DESCRIPTION



DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CKK
PRCL MANAGER:	CKK
PRCL NO.:	D06046
FILE NAME:	OFDP01 Cover Sheet
DATE:	05-16-07
SCALE:	AS SHOWN

COLORADO

Engineers
Surveyors
Scientists
Construction
Advisors



2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9932 fax
V3co.com

COMPANIES OF COLORADO, LTD.

OVERALL FINAL DEVELOPMENT PLAN
LAMBERTSON PROPERTY
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 6

PROJECT CONCEPT

This Overall Final Development Plan ("OFDP") is for the Lambertson Property ("Lambertson" or the "Property") which has been annexed into the Town of Firestone and will be included in the Firestone City Centre development. The Property is located in Weld County and recently annexed into the Town of Firestone. The OFDP establishes the boundary for the site and shows proposed utility improvements necessary to provide service to the site. The project will establish a site plan that will be a coordinated and integrated development in association with the Crossroads Planned Unit Development ("PUD"). To accommodate this development improvements will be made to Firestone Boulevard and the I-25 Frontage Road. A landscape plan, a signage plan and an address map will be submitted concurrently with the first Final Development Plan for any lot or parcel.

REGIONAL IMPACTS

This site will be developed in conjunction with Firestone City Centre. Firestone City Centre (the "Centre") is planned to be a vibrant regional commercial retail center for residents of the Town of Firestone and the greater metropolitan area as well as a solid stream of retail sales tax revenue for the Town. The Center will be comprised of approximately 5.68 acres on the west side of Frontage Road (the Property) and approximately 77 acres on the east side. American Furniture Warehouse opened the first retail development on additional land at the Centre in November of 2006.

The Developer, THF Firestone City Centre LLC, will be financing development of all infrastructure improvements at the Centre. The developer does not anticipate any negative impacts from this development as adequate traffic and utility planning have been included in the overall development plan.

ENVIRONMENTAL IMPACT MITIGATION

There is no evidence of recognized environmental conditions in connection with this site.

Please refer to the "PHASE I ENVIRONMENTAL ASSESSMENT, MT JOB NO. 11112, 5.68-ACRE PROPERTY, FIRESTONE, COLORADO, prepared by Midwest Testing for THF Firestone Development, LLC, dated August 24, 2006.

UTILITES

New utility main lines for water, sanitary sewer, storm sewer, electric and gas services will be constructed as part of the approved Final Development Plan ("FDP") or FDP's that may be approved for this site. All utilities will be available to the development and services will be stubbed to 5 feet outside of the right-of-way.

Above ground dry utility facilities will be screened with landscaping in coordination with utility providers.

GRADING AND DRAINAGE

Refer to the Final Drainage report dated July 11, 2007, prepared by V3 Companies which is filed with the Final Utility Plans for the Firestone City Centre and supplemental documents for a description of the storm drainage for this OFDP. The site is designed to conform to the approved, "American Furniture Warehouse Subdivision, Firestone, Colorado" dated December 8, 2005, which was prepared by MB Consulting, Inc. The proposed development will be graded such that the site is filled and will surface drain to the northeast to an on-site water quality pond at the northeast corner of the site. Runoff will then be released to follow historic drainage patterns which convey runoff under the I-25 Frontage Road to the east through the Firestone City Centre development where it will then be detained in a regional detention pond for the overall development. Storm sewer and surface conveyance elements will be designed to convey the developed condition hydrology (100-year runoff coefficients of 0.93) to a detention pond located at the northeast corner of the Firestone City Center development and ultimately to Godding Hollow.

SERVICE REQUIREMENTS

This development shall be served by the following utility companies.

Gas – Kinder Morgan Energy
Power – United Power
Telephone – Qwest Communications
Water – Town of Firestone
Sanitary Sewer – St. Vrain Sanitation District
Police – Town of Firestone
Fire – Frederick-Firestone Fire Protection District
Recreation - Carbon Valley Recreation District

CIRCULATION SYSTEM

There is direct access to the OFDP from the I-25 Frontage Road to the east in two planned locations. The south frontage road access point is opposite the existing American Furniture Warehouse Subdivision access. The north access will be a shared access with the existing Ride Share parking lot. Modifications to the existing Ride Share access is planned to be required. Both accesses are anticipated to require CDOT Access Permits.

LAND USE AND ZONING

The site is currently zoned RC (Regional Commercial). Warehousing, wholesaling, storage and distribution are also permitted uses within this Regional Commercial land use category.

DENSITY

The density of the Property, including lot sizes for all land uses will conform to applicable ordinances and Development Regulations adopted by the Town. Specific information regarding the density of land uses has not been determined at this time but will be included in future development plan applications.

BUILDING HEIGHT

Buildings for each development parcel shall not exceed 40'-0" in height except architectural features such as entry features, gables, towers, spires, or decorative elements shall not exceed 50'-0" in height from finish grade. In no case shall the building height exceed that allowed by the building code adopted by the Town for each building type or use.

DEVELOPMENT SCHEDULE

A specific date for the start of the development has not been determined at this time. The Developer anticipates that it will start site development work as soon as all permits and approvals have been issued. Full development of the Firestone City Centre is anticipated to occur over 3 to 5 years.

OPEN SPACE

Pursuant to Paragraph 7 of the annexation agreement, the Town has waived any open space requirement.

PRIVATE MAINTENANCE AND ENFORCEMENT

The site will be privately maintained in conformance with the Firestone Development Regulations and the Firestone Municipal Code. Any necessary cross access easement and agreements will be created in the future for any common roadways, access points and utilities to the future developments.

FIRESTONE INFORMATION BLOCK	
NARRATIVE SHEET	
Name of Submittal: Lambertson Property	
Type of Submittal: OFDP	
Filing Number:	
Phase Number:	
Preparation Date: 05-16-07	
Revision Date: 07-11-07	
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 2 of 6	

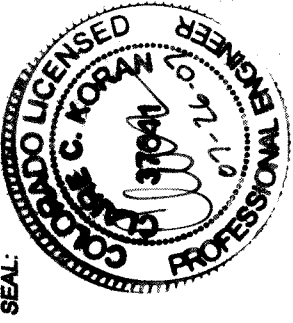
2999 Blake Street, Suite 130
Denver, CO 80205
303.989.9899 voice
303.989.9932 fax
V3co.com

Engineers
Surveyors
Scientists
Construction
Advisors

COMPANIES OF COLORADO, LTD.

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: 

DESIGNED BY: G/J
DRAWN BY: DAC
CHECKED BY: CCK
PROJECT MANAGER: CCK

PROJ. NO.: D06046
FILE NAME: OFDP02 Narrative Sheet
DATE: 05-16-07
SCALE: AS SHOWN

NARRATIVE SHEET

LAMBERTSON PROPERTY

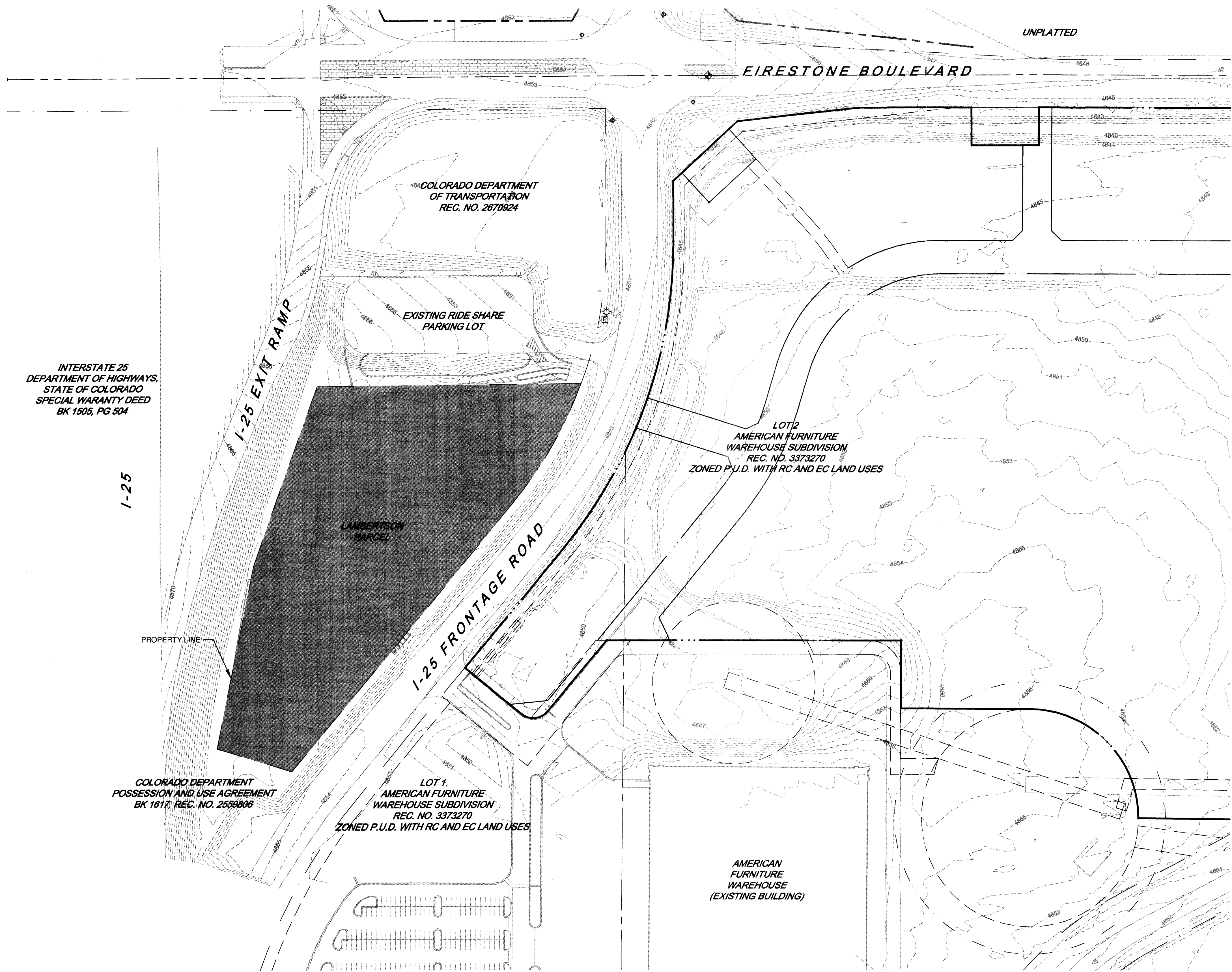
TOWN OF FIRESTONE

COLORADO

DRAWING NO. OFDP02

"THIS DOCUMENT IS THE PROPERTY OF V3 AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF V3."

OVERALL FINAL DEVELOPMENT PLAN
LAMBERTSON PROPERTY
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 3 OF 6



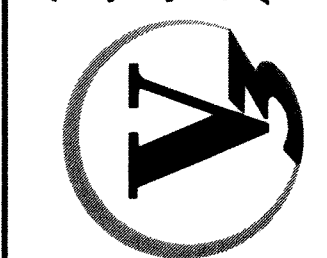
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0 100 200
FEET

LEGEND

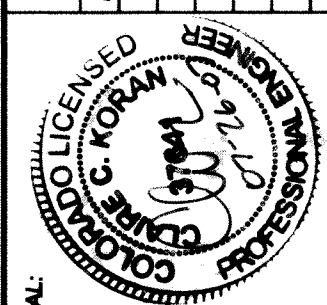
	PROPOSED	EXISTING
RIGHT OF WAY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
LAMBERTSON PROPERTY	[Shaded Area]	

Please Return To:
Town of Firestone
P.O. Box 100
Firestone, CO 80520

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Surveyors
Scientists
Construction
Advisors
COMPANIES OF COLORADO, LTD.



REVISIONS	
NO	DESCRIPTION



DESIGNED BY: GUL	DAC	CKK	CKK
DRAWN BY: GUL	DAC	CKK	CKK
CHECKED BY: GUL	DAC	CKK	CKK
FILE NAME: OFDP03 Development Plan	DAC	CKK	CKK
DATE: 05-16-07	DAC	CKK	CKK
SCALE: 1"=100'	DAC	CKK	CKK

DEVELOPMENT PLAN	COLORADO
LAMBERTSON PROPERTY	TOWN OF FIRESTONE

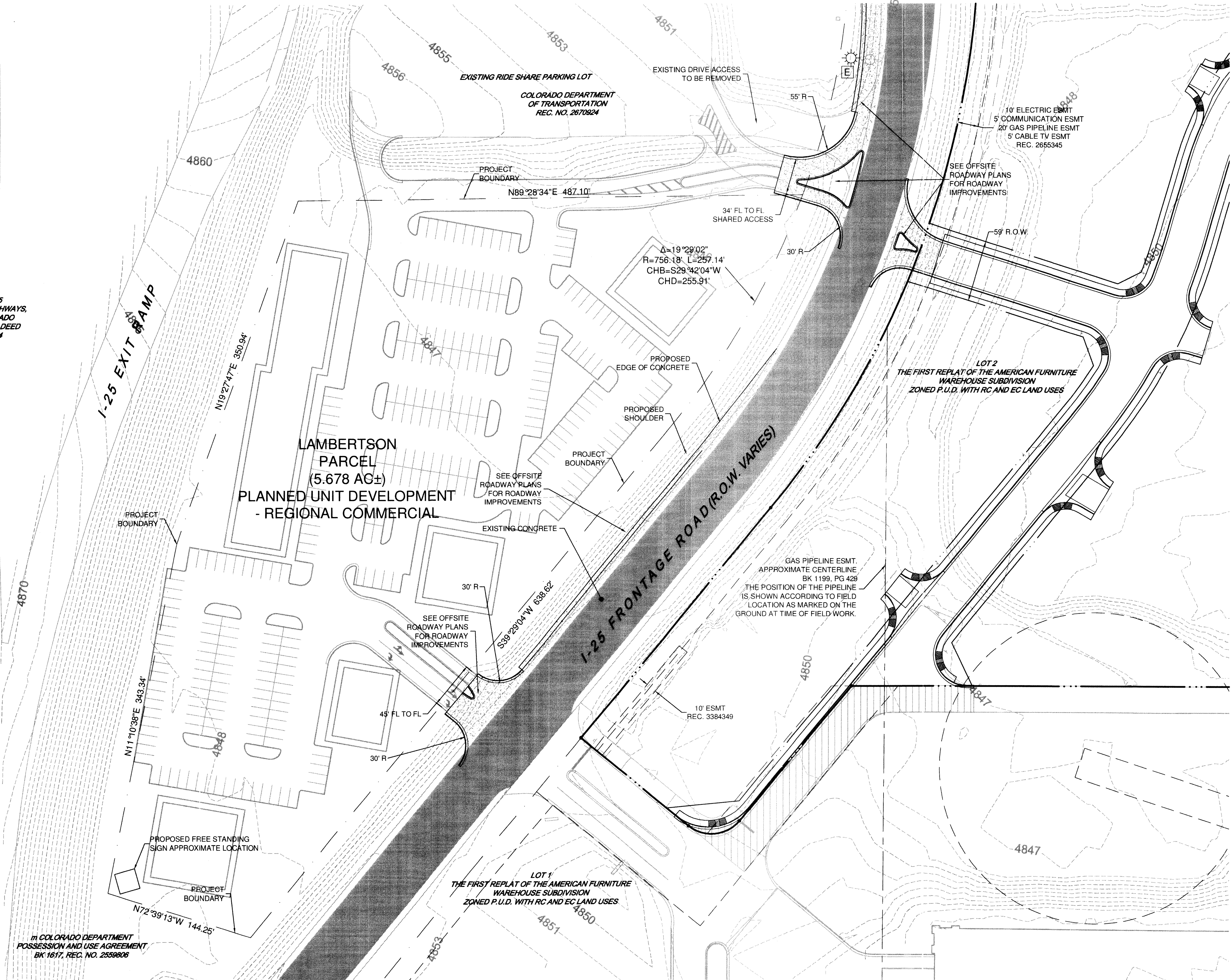
FIRESTONE INFORMATION BLOCK	
DEVELOPMENT PLAN	
Name of Submittal: Lambertson Property	
Type of Submittal: OFDP	
Filing Number:	
Phase Number:	
Preparation Date: 05-16-07	
Revision Date: 07-11-07	
Revision Date:	
Revision Date:	
Revision Date:	

Sheet 3 of 6

OVERALL FINAL DEVELOPMENT PLAN
LAMBERTSON PROPERTY
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 4 OF 6

INTERSTATE 25
DEPARTMENT OF HIGHWAYS,
STATE OF COLORADO
SPECIAL WARRANTY DEED
BK 1505, PG 504

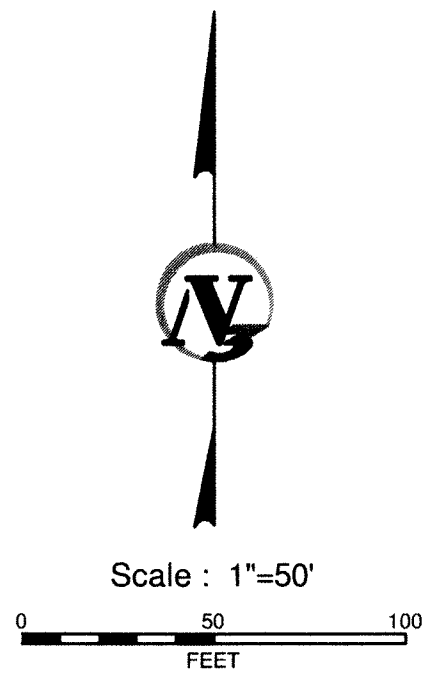
I-25



KEY MAP

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

303-434-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO



NOTE:
1. SITE PLAN SHOWN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

FIRESTONE INFORMATION BLOCK
SITE PLAN

Name of Submittal: Lambertson Property
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: 05-16-07
Revision Date: 07-11-07
Revision Date:
Revision Date:

Sheet 4 of 6

DESIGNED BY: GUL
DRAWN BY: DAC
CHECKED BY: CCK
FILE NAME: OFDP04 Site Plan
DATE: 05-16-07
SCALE: 1"=50'

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL
JAMES C. FORAN
13948
10/01/00
12/31/07
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF COLORADO

SITE PLAN

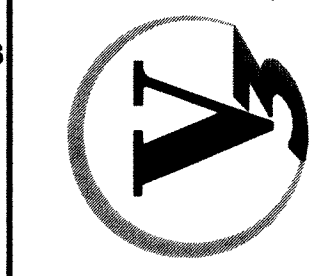
LAMBERTSON PROPERTY

TOWN OF FIRESTONE

COLORADO

DRAWING NO. OFDP04

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OVERALL FINAL DEVELOPMENT PLAN
LAMBERTSON PROPERTY
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 5 OF 6

MATCH LINE SEE SHEET OFDP06

2399 Blake Street, Suite 200
Firestone, CO 80605
303.589.9505 voice
303.589.9532 fax
V3co.com

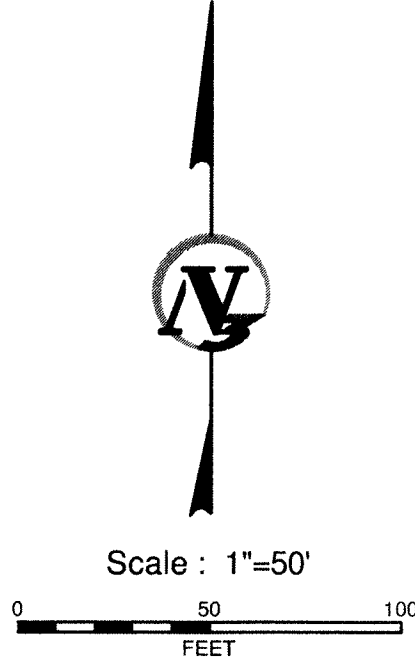
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KEY MAP

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

303-434-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO



LEGEND	
	PROPOSED
WATER LINE	— W —
SANITARY SEWER MAIN	— S —
STORM SEWER	— ST —
IRRIGATION LINE	— IRR —
GAS LINE	— G —
TELEPHONE LINE	— T —
OVERHEAD ELECTRIC	— OH —
FIBER OPTIC	— FOCA —
ELECTRIC LINE	— E —
CABLE TV	— CATV —
FIRE HYDRANT	▲
F.E.S. (FLARED END SECTION)	△
INLET	■

FIRESTONE INFORMATION BLOCK	
UTILITY & GRADING PLAN	
Name of Submittal: Lambertson Property	
Type of Submittal: OFDP	
Filing Number:	
Phase Number:	
Preparation Date: 05-16-07	
Revision Date: 07-11-07	
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 5 of 6	

UTILITY & GRADING PLAN

LAMBERTSON PROPERTY

TOWN OF FIRESTONE

DRAWING NO.
OFDP05

I-25

I-25 EXIT RAMP

I-25 FRONTAGE ROAD
(ROW VARIES)

LAMBERTSON
PARCEL

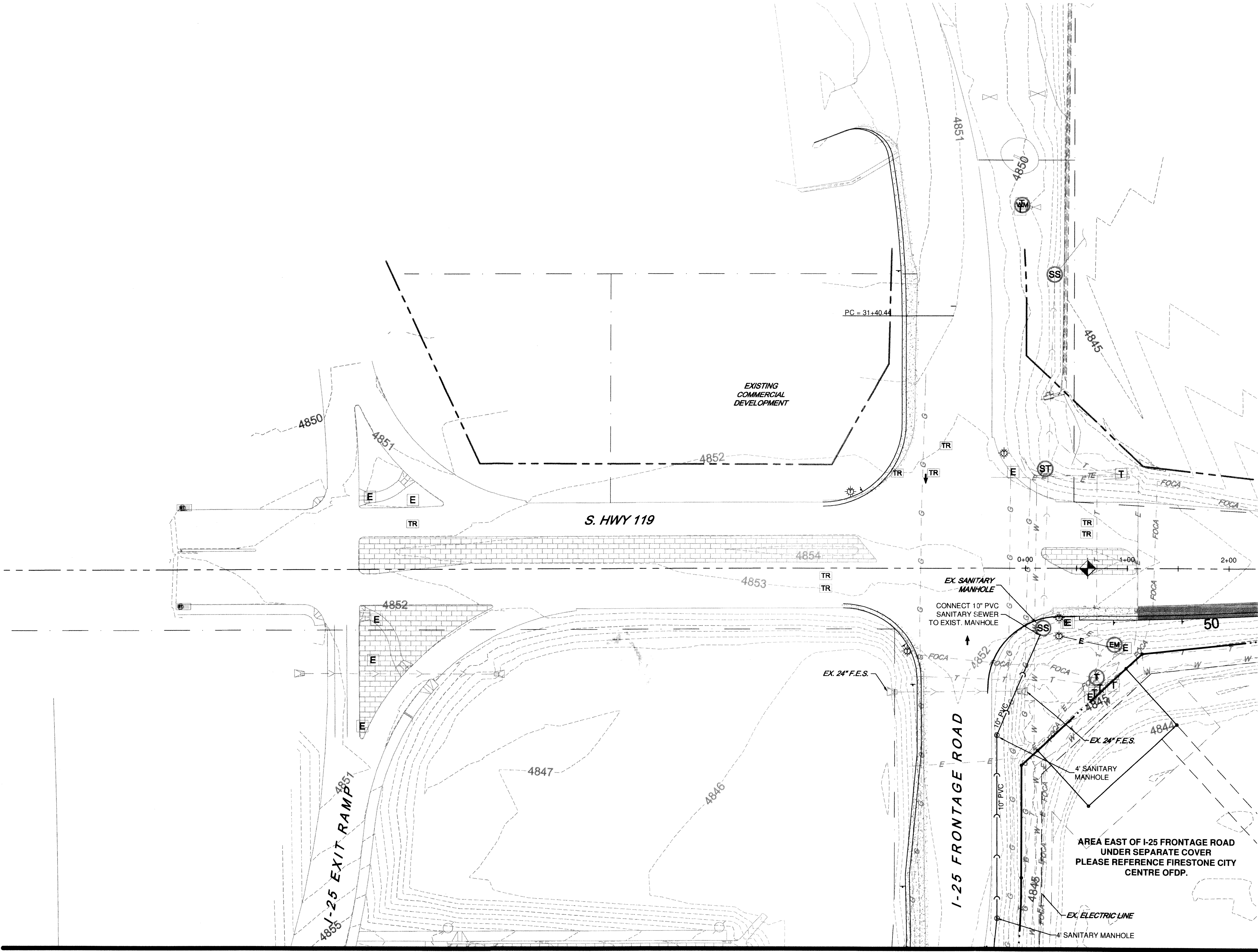
AREA EAST OF I-25 FRONTAGE ROAD
UNDER SEPARATE COVER
PLEASE REFERENCE FIRESTONE CITY
CENTRE OFDP.

LOT 4
BLOCK 1

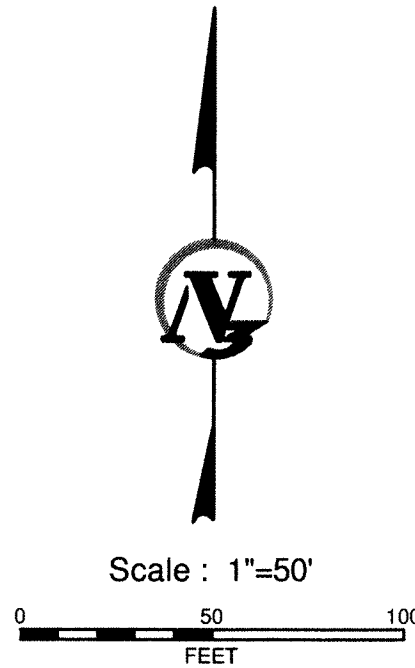
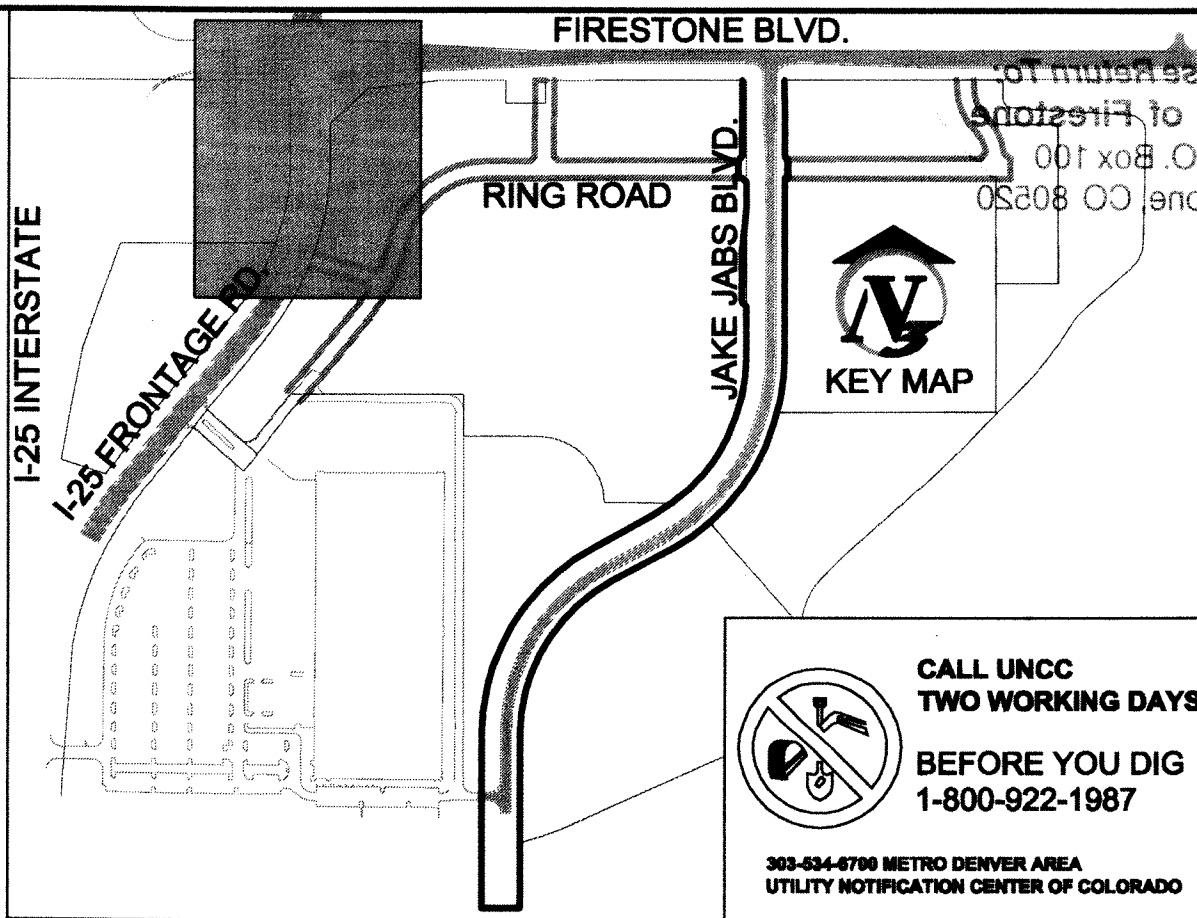
PROPOSED PROJECT
PYLON SIGN
(APPROXIMATE LOCATION)

PROJECT
BOUNDARY

OVERALL FINAL DEVELOPMENT PLAN
LAMBERTSON PROPERTY
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 6 OF 6



MATCH LINE SEE SHEET OFDP05



LEGEND		
	PROPOSED	EXISTING
WATER LINE	— W —	— W —
SANITARY SEWER MAIN	— SS —	— SS —
STORM SEWER	— S —	— S —
IRRIGATION LINE	— IRR —	— IRR —
GAS LINE	— G —	— G —
TELEPHONE LINE	— T —	— T —
OVERHEAD ELECTRIC	— OH —	— OH —
FIBER OPTIC	— FOCA —	— FOCA —
ELECTRIC LINE	— E —	— E —
CABLE TV	— CATV —	— CATV —
FIRE HYDRANT	— FH —	— FH —
F.E.S. (FLARED END SECTION)	— F.E.S. —	— F.E.S. —
INLET	— I —	— I —

FIRESTONE INFORMATION BLOCK	
UTILITY & GRADING PLAN	
Name of Submittal:	Lambertson Property
Type of Submittal:	OFDP
Filing Number:	
Phase Number:	
Preparation Date:	05-16-07
Revision Date:	07-11-07
Revision Date:	
Revision Date:	
Revision Date:	

Sheet 6 of 6

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REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: GJL
DRAWN BY: DAC
CHECKED BY: CCK
PROJ. NO.: D06046
FILE NAME: OFDP05 Utility & Grading Plan
DATE: 05-16-07
SCALE: 1"=50'

UTILITY & GRADING PLAN

LAMBERTSON PROPERTY

TOWN OF FIRESTONE

COLORADO

DRAWING NO.

OFDP06